

1480 EAST ANN STREET

MONTGOMERY, AL 36107

For Sale & For Lease



PROPERTY DESCRIPTION

Introducing 1480 East Ann Street, this 1,176 SF property, constructed in 1945, is located in the bustling Montgomery area, zoned M-1. Positioned along Ann Street, a prominent north-south corridor, the property offers exceptional visibility, with a daily traffic exposure of $\pm 26,538$ AADT. It provides convenient access to major thoroughfares including I-85 and downtown Montgomery.

PROPERTY HIGHLIGHTS

- Commercial property located along Ann Street, a well-traveled north-south corridor in Montgomery
- Excellent visibility with strong daily traffic exposure ($\pm 26,538$ AADT on Ann Street)
- Easy access to major thoroughfares including I-85 and downtown Montgomery
- Centrally positioned within Montgomery's established retail and residential trade area
- Surrounded by a mix of retail, service, industrial, and residential uses
- Close proximity to downtown Montgomery, government offices, and major employers

OFFERING SUMMARY

| | |
|----------------------|------------------|
| Sale Price: | \$160,000 |
| Lease Rate: | \$1,200 / Month |
| Available Space: | $\pm 1,176$ SF |
| Lot Size: | ± 0.29 Acres |
| Total Building Size: | $\pm 1,176$ SF |
| Zoning: | M-1 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,523 | 29,448 | 58,304 |
| Total Population | 8,428 | 70,584 | 139,057 |
| Average HH Income | \$74,737 | \$69,853 | \$63,531 |

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Retail Map

